

July 2006

## **2005 Agricultural Land Sales**

By Counties, Wisconsin

Land values in Wisconsin continued to rise in 2005. The total value of all agricultural land sold rose 25 percent to \$4,728 per acre.

Land continuing in agricultural use increased 17 percent to \$3,283 per acre, while land being diverted to other uses jumped 41 percent to \$10,128 per acre. The steep climb in values for agricultural land being diverted to other uses came from land being developed for residential or commercial use. The highest growth in values occurred in southeast and south central Wisconsin, the Fox River Valley, and across the St. Croix River from the Twin Cities.

In 2005, the total number of transactions decreased to 2,302. There were 744 fewer transactions than in 2004. The total number of acres sold decreased 19 percent to 160,185 acres. This represents the fewest number of transactions and acres sold in the past five years.

Forest land sales for 2005 are also reported. These represent two types of sales: those consisting entirely of forest land, and those where forest land was a portion of the parcel. There were a total of 2,069 sales at an average of \$2,254 per acre. Land continuing in forest land averaged \$1,919 per acre, while land being diverted to other uses was \$3,452 per acre.

Land sales figures reported here include only averages of 'arm's length' transactions. Sales made under other than normal market conditions (such as family sales or foreclosures) are not included in this report. Sales are reviewed by the Wisconsin Department of Revenue, Bureau of Equalization. With each sale of a parcel of land, the buyer is required to file a Wisconsin Real Estate Transfer Return, documenting the parcel size, sale price, present use, and intended use of the property. State appraisers inspect the site and verify the transfer return. The sales data in this report are a summary of the Wisconsin Real Estate Transfer Returns. Specifics on land sales transactions within a certain county can be obtained by contacting the Department of Revenue directly.

This report was compiled in cooperation with the Wisconsin Department of Revenue, Bureau of Equalization

## AGRICULTURAL LAND SALES: Wisconsin, 2001-2005

Year	Agricultural land continuing in agricultural use			Agricultural land being diverted to other uses			Total of all agricultural land		
	Number of transactions	Acres sold	Dollars per acre	Number of transactions	Acres sold	Dollars per acre	Number of transactions	Acres sold	Dollars per acre
<b>Land <i>without</i> buildings and improvements</b>									
2001	1,069	57,782	1,867	609	25,633	3,550	1,678	83,415	2,384
2002	1,199	67,550	1,982	609	26,110	4,324	1,808	93,660	2,635
2003	1,037	65,671	2,137	782	28,204	5,807	1,819	93,875	3,239
2004	1,097	70,699	2,465	816	30,190	6,799	1,913	100,889	3,762
<b>2005</b>	<b>917</b>	<b>58,183</b>	<b>2,818</b>	<b>422</b>	<b>21,745</b>	<b>10,916</b>	<b>1,339</b>	<b>79,928</b>	<b>5,021</b>
<b>Land <i>with</i> buildings and improvements</b>									
2001	905	68,622	2,223	384	23,704	3,337	1,289	92,326	2,509
2002	862	65,048	2,531	333	18,384	4,782	1,195	83,432	3,030
2003	768	67,536	2,814	418	18,853	5,040	1,186	86,389	3,300
2004	828	82,986	3,080	305	14,213	7,941	1,133	97,199	3,791
<b>2005</b>	<b>748</b>	<b>68,194</b>	<b>3,679</b>	<b>215</b>	<b>12,063</b>	<b>8,707</b>	<b>963</b>	<b>80,257</b>	<b>4,435</b>
<b>Total</b>									
2001	1,974	126,404	2,060	993	49,337	3,448	2,967	175,741	2,450
2002	2,061	132,598	2,251	942	44,494	4,514	3,003	177,092	2,821
2003	1,805	133,207	2,480	1,200	47,057	5,500	3,005	180,264	3,268
2004	1,925	153,685	2,797	1,121	44,403	7,165	3,046	198,088	3,776
<b>2005</b>	<b>1,665</b>	<b>126,377</b>	<b>3,283</b>	<b>637</b>	<b>33,808</b>	<b>10,128</b>	<b>2,302</b>	<b>160,185</b>	<b>4,728</b>